

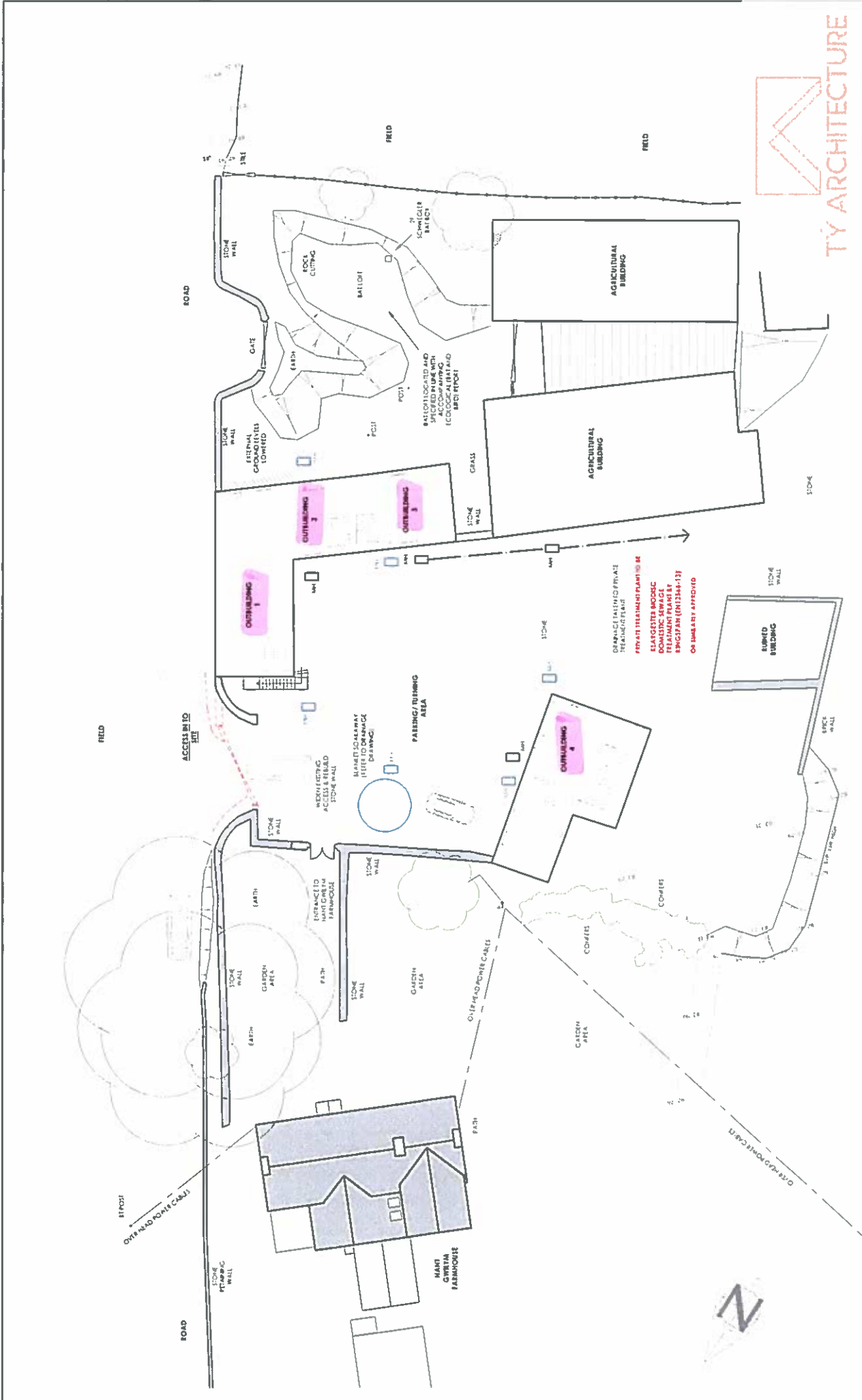
© Crown copyright and database rights 2017 Ordnance Survey 100023408.

41/2019/0089

Scale: 1:2500

Printed on: 27/3/2019 at 15:29 PM

PROPOSED SITE PLAN



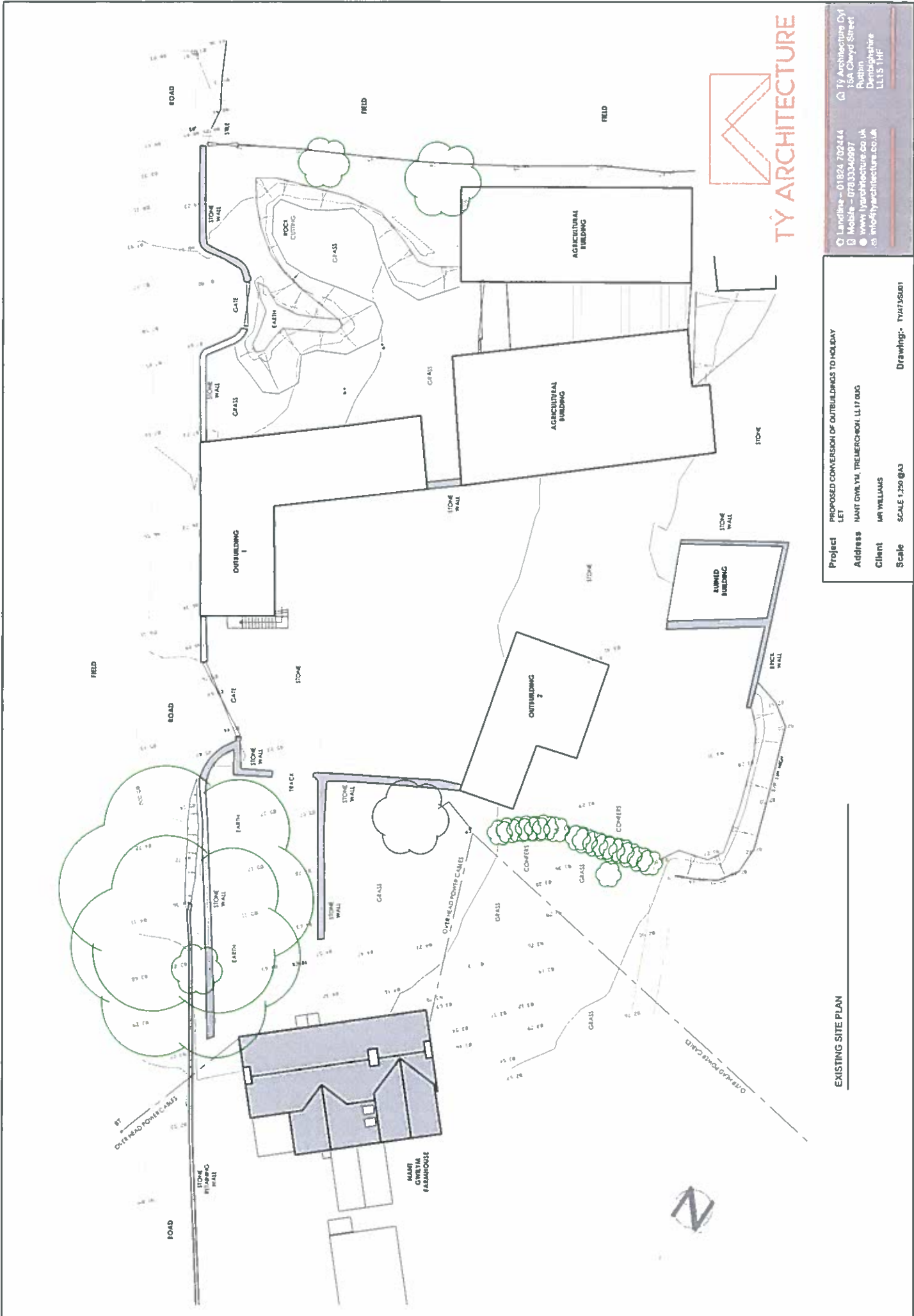
TY ARCHITECTURE
 Landline - 01854 709444
 Mobile - 07833349997
 www.tyarchitecture.co.uk
 info@tyarchitecture.co.uk
 15A, Clevedon Street, Dublin 15, Ireland
 L11 5 1HF

Project PROPOSED CONVERSION OF OUTBUILDINGS TO HOLIDAY LET
Address HANT GWYLLI, TREMERCHON, LL17 6UG
Client MR WILLIAMS
Scale SCALE 1:250 @ A3
Drawing TYH23P.01.A

PROPOSED SITE PLAN

DRAINAGE (HATCH) TO PRIVATE
 TREATMENT PLANT
 PRIVATE TREATMENT PLANT TO BE
 ELASGATE RANGES
 DOMESTIC SEWAGE
 TREATMENT PLANT BY
 BRISG37AN (EN12349-13)
 ON UNLIDATED APPROVED

EXISTING SITE PLAN



Ty Architecture Cyl
 156, Cwyd Street
 Pwllheli
 Denbighshire
 LL15 1HF

Landline - 01824 702444
 Mobile - 07833346987
 www.tyarchitecture.co.uk
 info@tyarchitecture.co.uk

Project PROPOSED CONVERSION OF OUTBUILDINGS TO HOLIDAY LET
Address NANT GWILYM, TREMERCHON LL17 0UG
Client MR WILLIAMS
Scale SCALE 1:250 @A3
Drawing: TY1715001

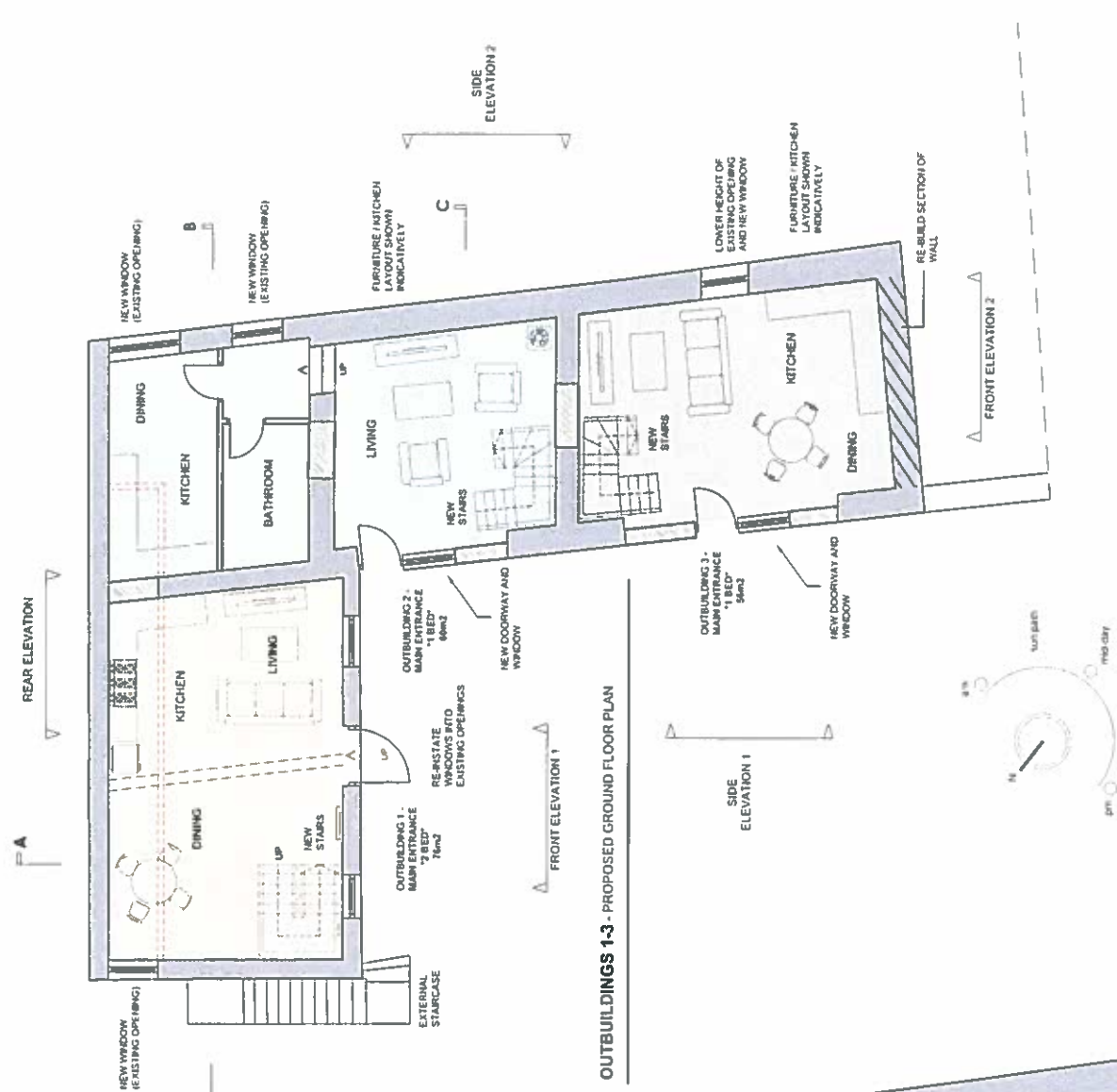
EXISTING SITE PLAN

PROPOSED FLOOR PLANS

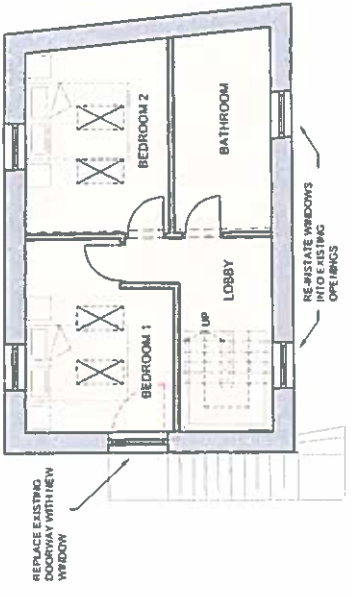
Ty Architecture Ltd
 15A Chayd Street
 Poulton
 Dombigfahre
 LL15 1HF

Landline - 01854 702444
 Mobile - 07733340997
 www.tyarchitecture.co.uk
 info@tyarchitecture.co.uk

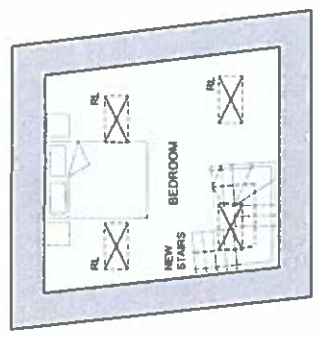
Project PROPOSED CONVERSION OF OUTBUILDINGS TO HOLIDAY LET
 Address HAIT GWYLLI, TREMERCHON LL17 0UG
 Client MR WILLIAMS
 Scale SCALE 1:100 @ A3
 Drawing: TYA13P.02A



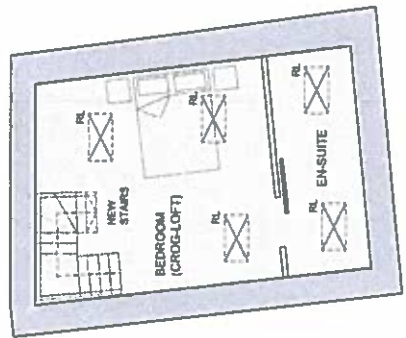
OUTBUILDINGS 1-3 - PROPOSED GROUND FLOOR PLAN



OUTBUILDING 1 - PROPOSED FIRST FLOOR PLAN



OUTBUILDING 2 - PROPOSED FIRST FLOOR PLAN



OUTBUILDING 3 - PROPOSED FIRST FLOOR PLAN

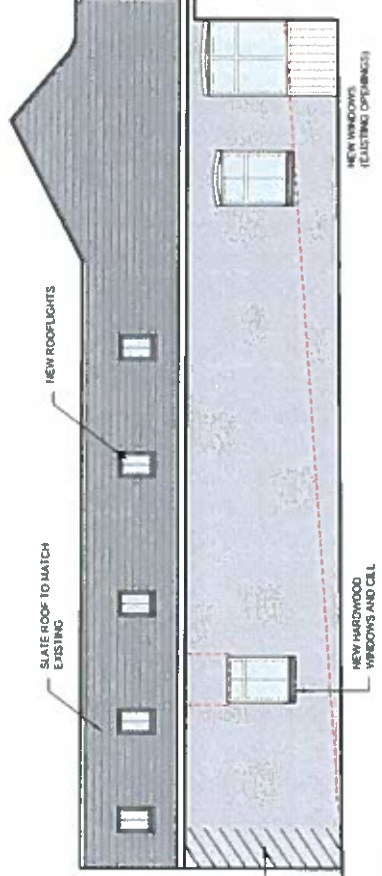


OUTBUILDINGS 1-3

AS PROPOSED



FIRST FLOOR LEVEL



OUTBUILDING 1 - PROPOSED SIDE ELEVATION - 2

RE-BUILD AREA SHOWN MATCHED WITH NATURAL STONE TO MATCH WITH STRUCTURAL ENGINEERS REPORT

NEW HARDWOOD WINDOWS AND CILL

NEW WINDOWS (EXISTING OPENINGS)

SLATE ROOF TO MATCH EXISTING

NEW ROOFLIGHTS

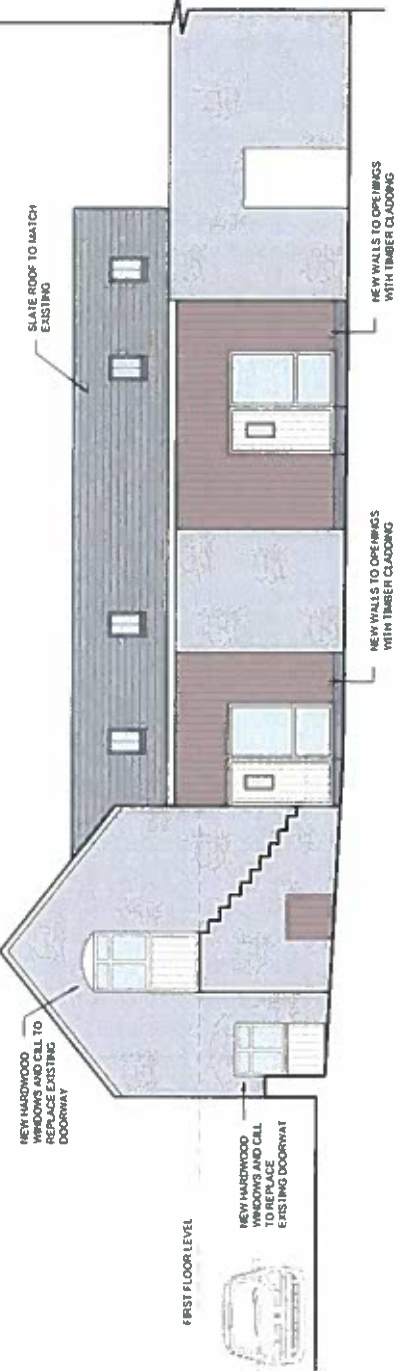
RE-BUILD AREA SHOWN MATCHED WITH NATURAL STONE TO MATCH WITH STRUCTURAL ENGINEERS REPORT

NEW HARDWOOD WINDOWS AND CILL

NEW WINDOWS (EXISTING OPENINGS)

SLATE ROOF TO MATCH EXISTING

NEW ROOFLIGHTS



OUTBUILDING 1 - PROPOSED REAR ELEVATION - 1

FIRST FLOOR LEVEL



NEW HARDWOOD WINDOWS AND CILL TO REPLACE EXISTING DOORWAY

NEW HARDWOOD WINDOWS AND CILL TO REPLACE EXISTING DOORWAY

SLATE ROOF TO MATCH EXISTING

NEW ROOFLIGHTS

NEW WINDOWS IN EXISTING OPENINGS

FIRST FLOOR LEVEL



OUTBUILDING 1 - PROPOSED REAR ELEVATION

EXTERNAL FINISHES
 EXTERNAL WALLS - NATURAL STONE TO MATCH EXISTING
 - TIMBER CLADDING (WHERE INDICATED)
 ROOF - NATURAL SLATE TO MATCH EXISTING
 WINDOWS - TIMBER DOUBLE GLAZED - LIGHT MORTAR (RAL 1015) OR SIMILAR
 - GREY ROOFLIGHTS (BY YELLIS)
 DOORS - COMPOSITE / TIMBER
 RAINWATER GOODIOL - GREY UPVC (BY MAPLET OR SIMILAR)
 FASCIA'S - PAINTED TIMBER - LIGHT MORTAR (RAL 1015) OR SIMILAR



TY Architecture Cymru
 15A Gwydd Street
 Ruarin
 Denbighshire
 LL15 1HF

Landline - 01824 702444
 Mobile - 07833346057
www.tyarchitecture.co.uk
info@tyarchitecture.co.uk

Project PROPOSED CONVERSION OF OUTBUILDINGS TO HOUSING (E1)

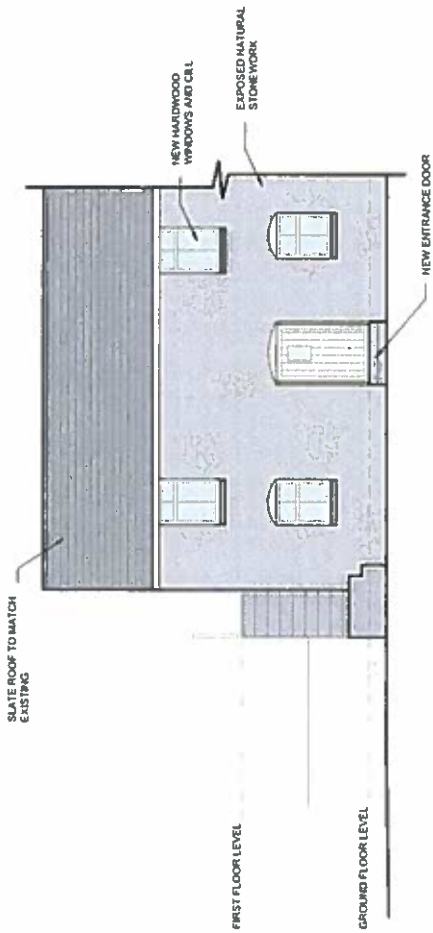
Address HANT GWYLLVA, TREMERCHON LL17 0UC

Client MR WILLIAMS

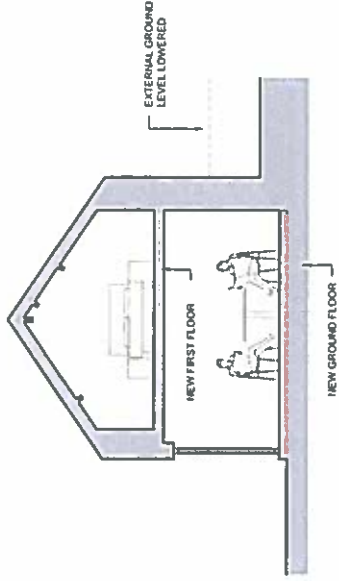
Scale 1:100 @A3

Drawing: TYH26P1.004

AS PROPOSED

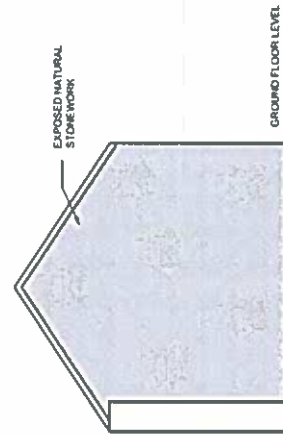


OUTBUILDING 1 - PROPOSED FRONT ELEVATION (1)



OUTBUILDING 1 - PROPOSED SECTION C

AREA OF EXISTING WALL TO BE REBUILT



RE-BUILD AREA SHOWN Hatched NATURAL STONE TO MATCH EXISTING IN LINE WITH STRUCTURAL ENGINEERS REPORT

GROUND FLOOR LEVEL

OUTBUILDING 1 - PROPOSED FRONT ELEVATION (2)

- EXTERNAL FINISHES
- EXTERNAL WALLS - NATURAL STONE TO MATCH EXISTING
- ROOF - NATURAL SLATE TO MATCH EXISTING
- WINDOWS - TIMBER DOUBLE GLAZED - LIGHT WOODY (RAL 1013) OR SIMILAR - GREY FRODOUCHES (BY VELUX)
- DOORS - COMPOSITE /TIMBER
- RAINWATER GOODS - GREY UPVC (BY HABLEY OR SIMILAR)
- FASCIAS - PAINTED TIMBER - LIGHT WOODY (RAL 1013) OR SIMILAR



Ty Architecture OY
 15A Cheyd Street
 Rushin
 Denbighshire
 LL15 1HF
 Landline - 01924 789444
 Mobile - 07833340807
 www.tyarchitecture.co.uk
 info@tyarchitecture.co.uk

Project PROPOSED CONVERSION OF OUTBUILDINGS TO HOLIDAY LET

Address MAIT GWELYM, TREMERCHON LL17 0UG

Client MR WILLIAMS

Scale 1:100 @A3

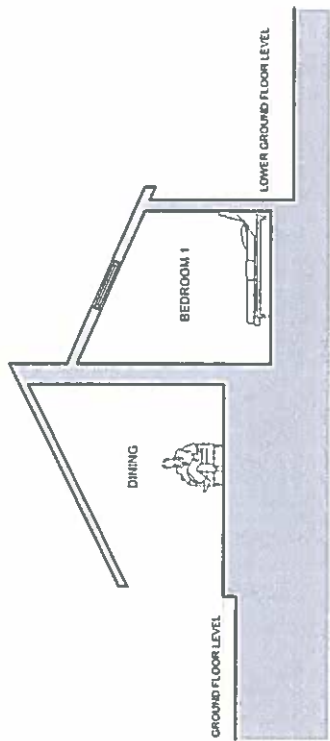
Drawing: TYAT3P103

OUTBUILDING 4

AS PROPOSED



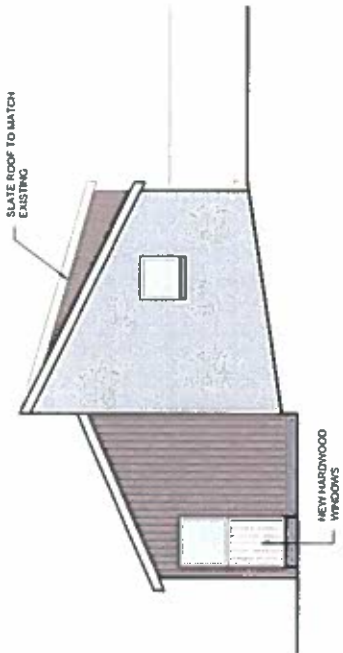
TY ARCHITECTURE
 15A Chelyd Street
 Durham
 DL1 1JF
 Telephone - 01825 702444
 Mobile - 07833540987
 www.tyarchitecture.co.uk
 info@tyarchitecture.co.uk



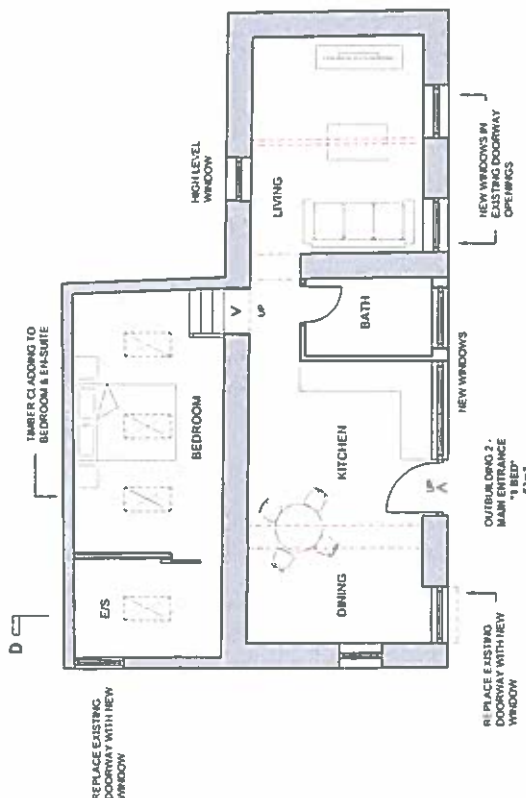
OUTBUILDING 4 - PROPOSED SECTION D



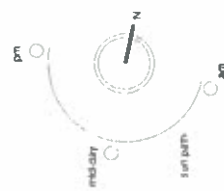
OUTBUILDING 4 - PROPOSED FRONT ELEVATION



OUTBUILDING 4 - PROPOSED SIDE ELEVATION - 1



OUTBUILDING 4 - PROPOSED GROUND FLOOR PLAN

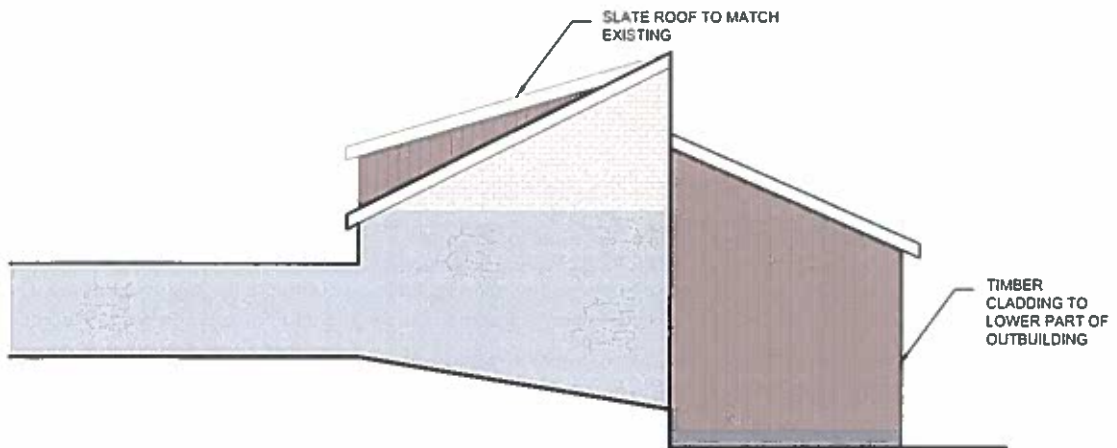


ESTERIAL BRICKS
EXTERNAL WALLS - NATURAL STONE TO MATCH EXISTING
INTERNAL WALLS - TIMBER CLADDING (WHERE INDICATED)
FLOOR - NATURAL SLATE TO MATCH EXISTING
WINDOWS - WHITE DOUBLE GLAZED - 1800x1200 (F&L 1013) OF SIMILAR
DOORS - COMPOSITE / TIMBER
PARTIALER GOODS - GREY UPVC (BY HAZLET OS SINKLAP)
FASCIA'S - PAINTED TIMBER - LIGHT GREY (F&L 1015) OF SIMILAR

Project	PROPOSED CONVERSION OF OUTBUILDINGS TO HOLIDAY LET
Address	HUNT CROFT, TREMERCHON LL17 0UG
Client	MR WILLIAMS
Scale	SCALE 1:100 (B/A)
Drawing#	TY173PUBA

OUTBUILDING 4

AS PROPOSED



OUTBUILDING 4 - PROPOSED SIDE ELEVATION 2



OUTBUILDING 4 - PROPOSED REAR ELEVATION



EXTERNAL FINISHES

EXTERNAL WALLS - NATURAL STONE TO MATCH EXISTING
- TIMBER CLADDING (WHERE INDICATED)

ROOF - NATURAL SLATE TO MATCH EXISTING

WINDOWS - TIMBER DOUBLE GLAZED - LIGHT IVORY (RAL 1015) OR SIMILAR
- GREY ROOFLIGHTS (BY VELUX)

DOORS - COMPOSITE /TIMBER

RAINWATER GOODS - GREY UPVC (BY MARLEY OR SIMILAR)

FASCIA'S - PAINTED TIMBER - LIGHT IVORY (RAL 1015)OR SIMILAR

Project PROPOSED CONVERSION OF OUTBUILDINGS TO HOLIDAY LET

Address NANT GWILYM, TREMERCHION, LL17 0UG

Client MR WILLIAMS

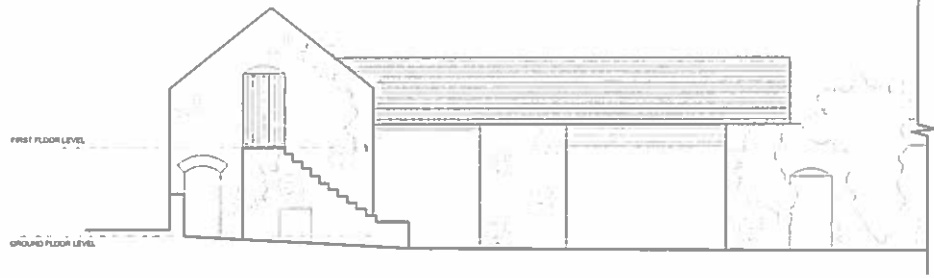
Scale SCALE 1.100 @A4

Drawing:- TY/473/PL06A

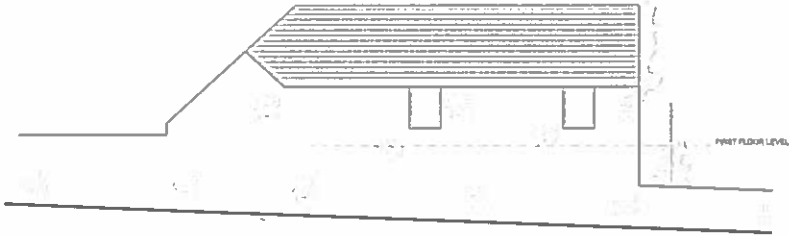
☎ Landline - 01824 702444
📱 Mobile - 07833340997
🌐 www.tyarchitecture.co.uk
✉ info@tyarchitecture.co.uk

🏠 Ty Architecture Cyf
15A Cwylid Street
Ruthin
Denbighshire
LL15 1HF

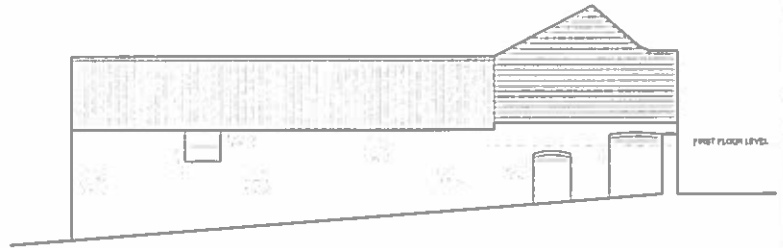
EXISTING ELEVATIONS



OUTBUILDING 1 - EXISTING SIDE ELEVATION - 1

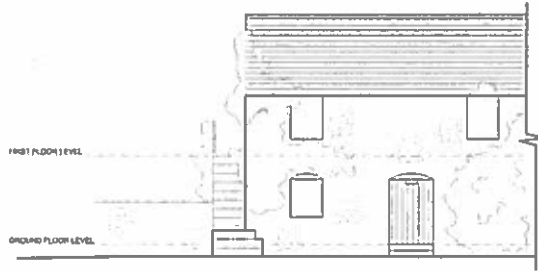


OUTBUILDING 1 - EXISTING REAR ELEVATION

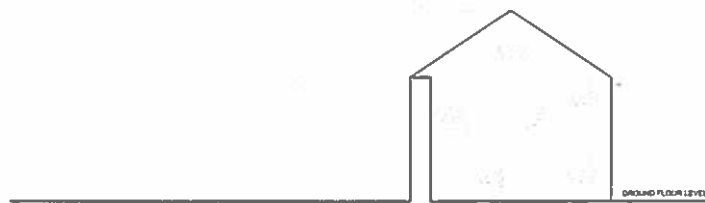


OUTBUILDING 1 - EXISTING SIDE ELEVATION - 2

Project: PROPOSED CONVERSION OF OUTBUILDING TO HOLIDAY LET
 Address: NANT CHEW Tŷ TREMERCHEN, LL17 8JG
 Client: MR & MRS JONES
 Scale: SCALE 1:100 @A3 Drawing: TY1706/01



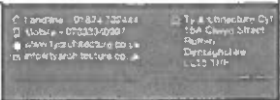
OUTBUILDING 1 - EXISTING FRONT ELEVATION - 1



OUTBUILDING 1 - EXISTING FRONT ELEVATION - 2



Project: PROPOSED CONVERSION OF OUTBUILDING TO HOLIDAY LET
 Address: NANT CHEW Tŷ TREMERCHEN, LL17 8JG
 Client: MR WILLIAMS
 Scale: SCALE 1:100 @A3 Drawing: TY1706/01



WARD : Tremeirchion

WARD MEMBER: Councillor Christine Marston (C)

APPLICATION NO: 41/2019/0089/ PF

PROPOSAL: Conversion of outbuildings to form 4 no. holiday let accommodation units, erection of bat loft, installation of a septic tank, alterations to existing vehicular access arrangements and associated works

LOCATION: Outbuildings at Nant Gwilym Farm Tremeirchion St Asaph LL17 0UG

APPLICANT: Ms & Mr N & D Donohoe & Williams

CONSTRAINTS: PROW

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

BODFARI COMMUNITY COUNCIL

“Bodfari Community Council recommend refusal on the grounds of access. Referring to the Planning Support Statement supplied:

5.31 We disagree that the access provides an adequate level of visibility onto the highway and believe that the proposal underestimates the current level of movements on this stretch of road.

5.32 We disagree that change of use from agricultural to holiday lets would reduce the level of traffic movements, and would in fact greatly increase them.

5.33 We disagree that the highway at this point has sufficient capacity to accommodate the vehicle movements generated by the proposal, and believe that the proposal would adversely affect safety.

5.34 The proposal therefore does not comply with Chapter 4 of PPW and Policy RD1 as the proposed access arrangements are unsuitable for the nature of the site and the road serving it.

5.35 We disagree that the proposal provides adequate parking, and believe that the parking requirement has been underestimated.

There are also concerns regarding an increase in light pollution in a designated ‘Dark Skies’ area.”

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE**

“Although just outside the AONB, Nant Gwilym Farm is an attractive group of traditional stone buildings which contribute to the character and appearance of the protected landscape.

Subject to the planning authority being satisfied that the structural condition of the buildings is suitable for conversion and the County Ecologist is content with the bat mitigation proposals, the Joint Committee has no objection to this sensitively designed scheme to conserve these disused and dilapidated buildings by bringing them back into a productive use which will benefit tourism in the AONB.

The committee would recommend that all roof lights should be conservation style units and favours a natural, weathered finish for the timber cladding. No details of external lighting have been provided, but a condition should be attached requiring details to be submitted to ensure it is carefully designed to conserve the AONB’s dark sky.”

NATURAL RESOURCES WALES

No objection, but comment on detailed matters as below:

European Protected Species

As this is a lower risk case for bats, NRW consider the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

All avoidance and mitigation measures described in the ecology report must be undertaken.

Designated Landscapes

The site is immediately adjacent to the Clwydian Range and Dee Valley AONB.

NRW have no in-principle issue with the proposal, as it largely maintains the rural character of the lane and the western edge of the AONB, however advice is offered on where the proposal could be improved:

- Suspect that highway sightline requirements to the south-east of the site entrance cannot be met due to restricted views caused by the roadside stone barn.
- The extent of parked cars and hard paving within the courtyard would be particularly apparent as people pass the site. Retaining a 2m wide strip of lawn or planted edge along the northern stone wall enclosure to the courtyard, with a gap for the entrance to Nant Gwilym farmhouse, would help to retain some rural qualities within the site. A minor adjustment to the layout plan and the location of the soakaway would be required to incorporate this before the plan is approved.
- Fastigate birch or fastigate yew trees could be planted either side of the main entrance to help close view lines into the site – this could be shown simply on the layout plan (minor adjustment to the location of one manhole cover) with implementation made a condition of any approval.
- Bin stores need to be planned for, to avoid visual clutter to the side of the road or within the courtyard area.

CLWYD POWYS ARCHAEOLOGICAL TRUST

Information held within the regional Historic Environment Record indicates the proposals will affect 19th century stone barn buildings that are not recorded within the Historic Environment Record. The buildings retain elements of their original layout with internal and external features that are of local architectural significance.

Recommend a Photographic Survey is carried out prior to commencement of works in order to preserve a record of this building, to be secured by a pre-commencement condition.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer:

Notes that the existing access will be improved as part of the proposals. Although the visibility splays do not meet standards laid out in TAN 18, consideration has been given to the existing use as a farm and the likely vehicle movements associated with this operation in addition to the low traffic volumes on the highway, and therefore it is not considered there are any highway safety related issues arising from the development. Has no objection to the proposals.

Footpaths Officer:

Public Footpath 28 (Bodfari Community) abuts the planning area, and needs to be safeguarded. Suggests addition of notes to applicant.

Pollution Protection Officer:

Following confirmation that the proposal would connect to mains, has no further comments to make.

Ecologist:

No response received at the time of writing the report.

RESPONSE TO PUBLICITY: No public representations received at time of drafting report

EXPIRY DATE OF APPLICATION: 08/04/2019

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the conversion of traditional stone agricultural outbuildings to four holiday let units, alterations to the vehicular access and associated development, as shown on the plans at the front of the report.
- 1.1.2 Accommodation would be arranged as follows:
 - 1.1.2.1.1. Outbuilding 1 is proposed to be converted to a two storey two bed unit;
 - 1.1.2.1.2. Outbuilding 2 is proposed to be converted to single storey one bed unit;
 - 1.1.2.1.3. Outbuilding 3 is proposed to be converted to a two storey one bed unit;
 - 1.1.2.1.4. Outbuilding 4 is proposed to be converted to a split level one bed unit.
- 1.1.3 No extensions are proposed as part of the conversion scheme. Existing window and door openings are proposed to be retained and in some cases altered. Existing voids providing access to the outbuildings are proposed to be filled with timber clad walls within new doors and window openings. Roof lights are proposed to both roof pitches to outbuildings 1 – 3.
- 1.1.4 External walls are in natural stone, with timber cladding to new elevational sections. The pitched roofs are in natural slate.
- 1.1.5 The plans state windows would be timber framed double glazed units to be finished in light ivory and roof lights would be grey Velux rooflights. Fascias would be painted timber and rainwater goods would be grey uPVC.
- 1.1.6 The existing farm access is proposed to be utilised to serve the development, and alterations are proposed to improve visibility splays at the point of entry onto the road in either direction by the repositioning of the stone boundary wall close to the access.
- 1.1.7 Seven parking spaces are proposed within the central courtyard.
- 1.1.8 It is proposed that foul water is discharged to a new private treatment plant and surface water drainage would discharge to a soakaway.
- 1.1.9 A wooden bat loft is proposed within the development site as a mitigation measure.
- 1.1.10 The application is supported by a Bat and Nesting Bird Report, a Structural Inspection Report, percolation test results and soakaway details, and details of the proposed private treatment plant.

1.2 Description of site and surroundings

- 1.2.1 The site is located in an open countryside location along the B5429 between Bodfari and Tremeirchion.
- 1.2.2 It is occupied by a group of traditional stone agricultural outbuildings arranged around a central courtyard, which are adjacent to the residential curtilage of the Nant Gwilym dwelling.
- 1.2.3 There is an existing farm access serving the site off the public highway.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is outside of any development boundary defined in the Local Development Plan

1.3.2 The site is immediately adjacent to, but outside the boundary of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).

1.3.3 The site is within the Vale of Clwyd Historic Landscape.

1.3.4 A Public Right of Way runs through the application site.

1.4 Relevant planning history

1.4.1 Planning permission was granted in 2018 for extensions and alterations to the Nant Gwilym dwelling.

1.5 Developments/changes since the original submission

1.5.1 The agent has confirmed the development has a connection to the mains water supply, and therefore a private water supply is not required.

1.6 Other relevant background information

1.6.1 There is a cabin / chalet in situ at the site which appears to be located within the residential curtilage of the dwelling. Officers understand this is temporary accommodation which is being used for residential purposes whilst the consented works are undertaken to the dwelling.

2. DETAILS OF PLANNING HISTORY:

2.1 41/2018/0943. Erection of extensions and alterations to dwelling. Granted 04/12/2018.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE4 – Re-use and adaptation of rural buildings in open countryside

Policy PSE5 – Rural economy

Policy VOE1 - Key areas of importance

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Re-use and adaptation of rural buildings

Supplementary Planning Guidance Note: Trees & Landscaping

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Note (TAN) 5: Nature conservation and planning

Technical Advice Note (TAN) 6: Planning for sustainable rural communities

Technical Advice Note (TAN) 12: Design

Technical Advice Note (TAN) 18: Transport

Technical Advice Noe (TAN) 24: The Historic Environment

3.4 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity and landscape character / Impact on the AONB
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage
- 4.1.6 Highways (including access and parking)
- 4.1.7 Historic Environment

4.2 In relation to the main planning considerations:

- 4.2.1 Principle

LDP Policy PSE 4 "Re-use and adaptation of rural buildings in open countryside" allows for conversions where the scheme makes a positive contribution to the landscape, any architectural features of merit are retained. In relation to residential conversions, the policy requires that it is demonstrated that an employment use is not viable, and the resulting dwelling is affordable for local needs. It is considered that a proposal of this nature would be acceptable in principle subject to assessment of its impacts and compliance with the relevant criteria of Policy PSE 4.

Policy PSE 5 reflects the general intent of the Local Development Plan to help sustain the rural economy, through the support of tourism and commercial development, including new build development, subject to meeting detailed criteria relating to the character and distinctive qualities of the local landscape.

The Re-use and adaptation of rural buildings SPG amplifies LDP Policy PSE4 and at 6.1 states 'The Council would consider conversion to holiday accommodation or tourist facilities as an economic use.'

The application is supported by a Structural Inspection Report which confirms the buildings are structurally sound and capable of conversion.

The proposal to convert the buildings to holiday let accommodation is therefore considered to be acceptable in principle under policy PSE4 and PSE5. The use would need to be restricted to holiday lets in this instance as it is unlikely that a proposal to create four residential units would meet basic residential amenity and space standard tests, including a need to provide appropriate private amenity space.

- 4.2.2 Visual amenity and landscape character / Impact on AONB

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the

neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

The AONB Committee has raised no objection to the proposal and considers the proposal to be a sensitive conversion scheme, but has noted control should be applied to the finish of timber cladding proposed and to external lighting to ensure it is carefully designed to conserve the AONB's dark sky.

The Re-use and adaption of rural buildings SPG and the Clwydian Range and Dee Valley AONB SPG provide further guidance on design and detailing.

NRW have raised no objection to the proposal, however comments are provided in an advisory capacity on measures which could improve the scheme, including landscaping and additional planting which could be incorporated into the scheme.

No extensions are proposed to the outbuildings. Elevational changes are restricted to alterations to existing and some new window and doors. Existing voids are proposed to be filled in with new timber clad walls which allows the existing form of the building to be clearly read. The addition of new windows and doors are kept to a minimum, and proposed window and door detailing is considered to be sympathetic in design, proportions and materials.

Roof lights are proposed in the roof pitches of outbuildings 1 – 3. The addition of roof lights is not out of accord with the character of the building and conditions can be applied to ensure they are flush fitting with frames of a colour to match the slate roof.

Whilst NRW have provided comment on landscaping and planting which could be incorporated in to the scheme, they have not raised an objection on visual amenity or landscaping grounds, and Officers do not consider there is sufficient justification in this instance to require alterations to the layout or require additional landscaping to be incorporated into the scheme.

Officers consider conditions could be applied to control the detailing of the roof lights, finish of the timber cladding, external lighting and bin provision / amenity area.

Subject to necessary planning conditions being applied, Officers conclude the proposal would not adversely impact on visual amenity or landscape character.

4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

No representations have been received raising concerns on residential amenity grounds.

The proposed holiday let units would just exceed the Council's internal floor space standards as set out in the Residential Space Standards SPG, however there is no dedicated outdoor space for each of the individual units.

The proposed units would also be close to the two agricultural buildings which are proposed to be retained, which could potentially cause noise and disturbance.

However, the proposal is not to convert the outbuildings into residential dwelling houses, but rather to convert the outbuildings into a small complex of holiday let accommodation, and accordingly it is not considered necessary to require the same level of amenity as a residential conversion.

An acceptable setback would be maintained between the proposed holiday let units and the existing dwelling and the neighbouring property, and therefore the proposal would not adversely impact on amenity of residential properties.

In conclusion, whilst the proposed holiday units would not provide the levels of privacy and amenity required for a residential conversion, this would not preclude a holiday accommodation use. Planning conditions can be applied to restrict the use and occupancy of the units to ensure they are not used as units of residential accommodation on amenity grounds. On this basis, Officers conclude the proposal would not unacceptably impact on existing residential amenity, and adequate standards of amenity could be achieved for occupiers of holiday let units..

4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (PPW 10) (Section 5.2), TAN 5 and the Conservation and Enhancement of Biodiversity SPG (2016), which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Natural Resources Wales have raised no objection to the proposal, subject to conditions being applied to ensure all avoidance and mitigation measures described in the ecology report are undertaken.

The application is supported by a bat and bird report. In summary the bat activity detected was that of emerging bats from two of the buildings which are going to be affected by the proposals. Other activity was that of foraging and commuting bats. The foraging was observed to the rear of the buildings.

The bat and bird report confirms an EPS licence from NRW would be required for the scheme, and sets out avoidance and mitigation measures to be applied to protect the favourable conservation status of bats, which includes the provision of a bat loft on land adjacent to the outbuildings.

Officers consider planning conditions could be imposed to ensure the recommendations of the bat and bird survey are carried out in full, and subject to such conditions being applied, Officers would conclude the proposal would not adversely impact on the favourable conservation status of bats.

4.2.5 Drainage

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The drainage and flood risk impacts of development should therefore be regarded as a potential material consideration.

A drainage plan has been provided which shows surface water would discharge to a new soakaway and foul drainage to discharge to a new private treatment plant.

Percolation test results have been provided to demonstrate ground conditions are suitable for soakaways and details have been provided regarding the general arrangement of the proposed soakaway and of the proposed private foul water drainage.

Given the location of the development, Officers are satisfied that a private treatment plant is acceptable in this location and sufficient details have been provided regarding the proposal means of surface water drainage. Accordingly, the proposed drainage details are considered to be acceptable.

4.2.6 Highways (including access and parking)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The highway impacts of development should therefore be regarded as a potential material consideration.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (PPW) and TAN 18 – Transport, in support of sustainable development.

The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments.

The Community Council have raised an objection to the proposal on highway / access grounds.

Highways Officers have acknowledged the proposed access arrangements would not meet the standards laid out in TAN18, however it is noted the existing farm access would be improved as part of the proposals, and having considered the former use of the site as a farm and the likely vehicle movements associated with the proposed development coupled with the low traffic volumes on the highway, Highways Officers have concluded there would not be any highway safety related issues arising from the development and accordingly have raised no objection to the proposals.

The site is occupied by redundant farm buildings and is served by an existing farm access off the public highway.

The section of the public highway which runs along the site is subject to the national speed limit, however having regard to the rural nature of the road, it is unlikely traffic would travel at 60mph along this section of the road, and actual speed limits are likely to be lower.

Highways Officers have advised traffic volumes on the public highway are low.

The proposal is for three one-bed units of accommodation and one two-bed unit of accommodation. Assuming a ratio of one vehicle per bedroom, Officers would estimate there would be a maximum of five vehicles moving to and from the proposed development at any given time.

A section of the existing boundary wall to the south of the access is proposed to be repositioned to improve visibility, however Officers note the recommended visibility

splays set out in TAN18 could not be achieved along views to the south in this case given that Outbuilding 1 abuts the highway and would therefore obstruct the sight line in this direction.

To the north, the existing stone boundary wall is proposed to be retained. Officers note the wall is a low level wall, and whilst there are trees along the boundary within the residential curtilage, Officers consider views to the north would not be unduly interrupted.

The site is served by an existing agricultural access and Officers consider the fallback position is of some relevance, as the buildings could be used again for agricultural purposes without the need for a planning application, and the typical vehicular movements associated with an agricultural use need to be taken into consideration.

Highways Officers have taken into account the existing agricultural use of the access, the low traffic volume on the public highway and the proposed improvements to the access, and have concluded that whilst the access arrangements would not meet the standards laid out in TAN18, the proposal would not result in any highway safety related issues and therefore have raised no objection to the proposal.

Notwithstanding the concerns raised by the Community Council, Officers consider significant weight should be given to the professional views of Highways Officers. Having regard to the fallback position, the nature and scale of the development proposed and the contextual considerations set out above, Officers do not consider the failure to fully comply with the visibility standards laid out in TAN18 alone is sufficient grounds to refuse the planning application on access and highway safety concerns.

The Parking Standards in New Developments SPG does not include a specific parking standard for self-contained holiday lets, however for hotels, one parking space is required per room, and for dwellings one parking space is required per bedroom. In this case, seven parking spaces are proposed to serve the four units, which would exceed the equivalent standards for hotels and dwellings, and accordingly Officers are satisfied the parking provision is sufficient.

Whilst respecting the views of the Community Council and acknowledging the proposed development would not meet the visibility standards laid out in Annex B of TAN18, having regard to professional views of Highway Officers, the presence of an existing agricultural access, the low traffic volumes along the public highway and the nature and scale of the proposed development, it is not adjudged the proposed access arrangements would result in a level of harm to highway safety to warrant a refusal of planning permission on these grounds. Officers however consider it would be prudent to impose a condition to require the improvements to the access to be completed before the development first comes into use.

4.2.7 Historic Environment

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

Planning Policy Wales (PPW 10), Section 6 and Section 4 of TAN 24 provide further guidance in relation to the historic environment.

CPAT have advised information held within the regional Historic Environment Record indicates the proposals will affect 19th century stone barn buildings that are not recorded within the Historic Environment Record, and note the buildings retain elements of their original layout with internal and external features that are of local architectural significance. To ensure a record of the building is preserved for the historic record, CPAT have requested a condition is imposed ensure a Photographic

Survey is carried out prior to commencement of works, which is in accordance with guidance in TAN24.

Subject to the imposition of a necessary condition, Officers are satisfied the proposal would not have a detrimental impact on the historic environment.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is for the conversion of traditional agricultural buildings to a small complex of holiday let units, which Officers consider would represent an acceptable use, and therefore the principle of the proposal is in accordance with relevant policies.

5.2 Notwithstanding the concerns raised by the Community Council, having regard to the existing agricultural use of the vehicular access, the proposed improvements to the access, the low traffic volumes along the public highway and the views of the Council's Highways Officer, the proposal is not adjudged likely to give rise to an unacceptable impact on highway safety to warrant a reason for refusal on these grounds.

5.3 Subject to the imposition of necessary planning conditions, the proposal is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 17th April 2024.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Existing Site Plan (Drawing No. SU01) - Received 31 January 2019
 - (ii) Existing Floor Plans (Drawing No. SU02) - Received
 - (iii) Existing Elevations (Drawing No. SU06) - Received 31 January 2019
 - (iv) Existing Elevations (Drawing No. SU05) - Received 12 February 2019
 - (v) Existing Elevations (Drawing No. SU04) - Received 31 January 2019
 - (vi) Existing Sections (Drawing No. SU03) - Received 31 January 2019
 - (vii) Proposed Drainage Plan - Received 31 January 2019
 - (viii) Proposed Site Plan (Drawing No. PL01A) - Received 12 February 2019
 - (ix) Proposed Floor Plans (Drawing No. PL02A) - Received 12 February 2019
 - (x) Proposed Elevations (Drawing No. PL04A) - Received 12 February 2019
 - (xi) Proposed Elevations and Sections (Drawing No. PL03) - Received 12 February 2019
 - (xii) Proposed Floor Plans and Elevations (Drawing No. PL05A) - Received 12 February 2019
 - (xiii) Proposed Elevations (Drawing No. PL06A) - Received 12 February 2019
 - (xiv) Proposed Bat Loft Floor Plans and Elevations (Drawing No. PL07) - Received 12 February 2019
 - (xv) Location Plan (Drawing No. SU01B) - Received 12 February 2019

- (xvi) Bat and Nesting Bird Report - Received 31 January 2019
 - (xvii) Blanket Soakaway Section & Calcs (Two Drawings) - Received 31 January 2019
 - (xviii) Percolation Tests (Four Drawings - TP1-TP4) - Received 31 January 2019
 - (xix) Planning Support Statement - Received 31 January 2019
 - (xx) Structural Report (Two Drawings - OB1 & OB2) - Received 31 January 2019
 - (xxi) Product Specification - BioDisc - Received 12 February 2019
3. The use of the buildings shall be restricted to holiday accommodation only and the buildings shall not be occupied as a person's sole or main place of residence at any time. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.
 4. Notwithstanding the provisions of all Classes of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out unless otherwise approved in writing by the Local Planning Authority.
 5. The development hereby approved shall be carried out in strict accordance with the swallow enhancement measures and the bat mitigation measures, including the outline method statement (bats), set out in Section 4 of the approved ecological assessment (Bat and Nesting Bird Report carried out by P J Ecological Solutions dated July 2018).
 6. The alterations to the vehicular access shown on the approved proposed site plan shall be completed prior to the first occupation of any of the holiday accommodation units hereby approved.
 7. **PRE-COMMENCEMENT CONDITION**
Development shall not begin until an appropriate Photographic Survey of the existing buildings on site has been carried out, and the survey details, plans and resulting digital photographs have been submitted to and approved in writing by the Local Planning Authority.
 8. No external lighting shall be installed without the formal written approval of the Local Planning Authority to the detailing of the proposed lighting, and details approved shall be implemented and retained at all times unless otherwise agreed in writing by the Local Planning Authority.
 9. The timber cladding to be applied to the external walls of the development hereby approved shall have a natural weathered finish.
 10. Notwithstanding the approved details, the roof lights hereby approved shall be flush fitting and the frames shall be black or dark grey in colour so as to match the colour of the existing slate roof.
 11. Prior to the first occupation of any of the holiday accommodation units hereby permitted, details of litter bins and amenity areas to serve the development shall be submitted to and approved in writing by the Local Planning Authority and the details approved shall be implemented and retained at all times unless otherwise agreed in writing by the Local Planning Authority

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. For the avoidance of doubt and in the interests of residential and visual amenity and rural restraint policies.
4. In the interest of residential amenity and in order for the Council to retain control over the use of the building.
5. In the interests of nature conservation and to preserve the favourable conservation status of protected bat species.
6. In the interests of highway safety.
7. In the interests of investigation and recording of historical buildings for the Historic Record.
8. In the interests of visual amenity and AONB landscape character.
9. In the interests of visual amenity.
10. In the interests of visual amenity.

11. In the interest of visual and residential amenity